



**Centre City  
Development  
Corporation**

REPORT NO. CCDC-06-22  
CCDC-06-10

DATE ISSUED: July 19, 2006

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Council President and City Council  
Docket of July 25, 2006

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Request to Bid for the Little Italy Streetlight Project (Ash to Laurel,  
and California to Front streets) and First Amendment to the Agreement  
with Project Design Consultants – Little Italy Redevelopment District  
of the Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT: District 2

REFERENCE: Findings  
Project Map

STAFF CONTACT: John L. Anderson, Senior Project Manager – Public Works  
(619) 533-7140

REQUESTED ACTION:

Authorization for the Request to Bid for the construction of the Little Italy Streetlight Project,  
and the First Amendment to the Agreement with Project Design Consultants ("PDC").

STAFF RECOMMENDATION:

That the Redevelopment Agency ("Agency"):

- Authorize the Corporation, on behalf of the Agency, to advertise for bids for the construction of the Little Italy Streetlight Project;
- Authorize the Executive Director of the Agency or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met;
- Authorize the Corporation, on behalf of the Agency, to administer said contract;
- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490; and

- Approve the First Amendment to the Agreement with PDC for design and construction management services for the Little Italy Streetlight Project in the amount of \$41,608. The maximum compensation will not exceed \$206,536.

And, that the City Council:

- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490.

#### SUMMARY:

The Little Italy Streetlight Project will install 234 new streetlights in the Little Italy Redevelopment District, bounded by Ash to Laurel streets, and California to Front streets. The installation of mid-block and corner streetlights has been identified as an improvement that can make an area safe to live, work, and visit. The installation of the lights will correct adverse health and safety conditions. If the project is not approved, then the Corporation will not construct the lights and not improve the quality of life in the Little Italy District. Older lights in poor condition will not be replaced, and existing high voltage wiring will be left in place and not converted to safer low voltage circuits.

#### FISCAL CONSIDERATIONS:

Funds are available in the Fiscal Year 2007 Little Italy Redevelopment District Budget for Public Improvements. The estimated total construction cost of the project is \$1,732,860. The estimated cost for the First Amendment to the Agreement with PDC is \$41,608. The existing budget is adequate to cover the estimated cost of construction, and the additional costs associated with the First Amendment.

#### CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On May 24, 2006, the Centre City Development Corporation Board, by a vote of 4-0 approved the Request to Bid for the Little Italy Streetlight Project and the First Amendment to the Agreement with PDC.

#### COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The Little Italy Association supports this project as it benefits the residents, businesses, and visitors to the Little Italy Redevelopment District. The project was coordinated with the Little Italy Association for the design elements such as the type and appearance of the lights.

#### KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The project will improve the quality of life for the Little Italy District residents, businesses, and visitors by providing improved lighting in the public right of way.

### BACKGROUND

The Little Italy Streetlight Project ("the Project") advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- Eliminating environmental deficiencies including deteriorated public improvements;
- Providing for orderly development to upgrade the quality of life;
- Encouraging the rehabilitation and upgrading of properties; and
- Strengthening the economic base of the Little Italy District by the installation of streetlights throughout the area.

The installation of mid-block streetlights has been identified as one of the improvements that can make an area attractive and safe to live, work and visit. The installation of mid-block streetlights in the East Village area and other areas of downtown has proven that the addition of the mid-block lights dramatically changes an area. The Corporation is building on the success of the East Village Streetlight Project and similar projects. The Corporation intends to install mid-block streetlights throughout the downtown districts.

The Project will add to the inventory of mid-block streetlights in the Little Italy District that have been installed by the Corporation (India Street- from Ash to Laurel, Kettner Street- from Ash to Laurel), and at various private sector developments. The Project will not install mid-block streetlights at the private projects currently under construction or in plancheck in the Little Italy District. Those projects are required to install mid-block lights by their CCDC Development Permits.

The Project will install eleven (11) Type-15 corner lights, one hundred and fifty (150) Enhanced Type C lights, and seventy-three (73) Gateway lights, for a total of two hundred and thirty-four (234) new lights. Twenty-eight (28) existing lights will be painted CCDC dark blue to match the new lights.

The following provides the schedule for the implementation of the Project:

### SCHEDULE

### DATE

CCDC Board	May 24, 2006
Redevelopment Agency Authorization to Bid	July 11, 2006
Advertise for Bidding	July 12, 2006
Bid Opening and Award	September 2006
Begin Construction	October 2006
End Construction	August 2007

The following provides the construction estimate generated by PDC:

<u>CONSTRUCTION ITEM</u>	<u>ESTIMATED COSTS</u>
Mobilization	\$ 50,000
Traffic control	\$ 45,200
Demolition (general)	\$ 9,450
Streetlights	\$1,159,400
Streetlight Electrical System	\$ 130,000
City permit and work order costs	\$ 50,000
SUBTOTAL	<u>\$1,444,050</u>
20% Contingency	\$ 288,810*

\*Historically, CCDC has successfully bid streetlight projects with 10% contingency; however, due to construction cost inflation, the 10% allowance is being increased to 20%.

<b>TOTAL</b>	<b><u>\$1,732,860</u></b>
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#### FINDINGS

State Law requires that certain findings be made by the City Council and Redevelopment Agency prior to the expenditure of Redevelopment Agency funds for public facilities/improvements. Attachment 1 recites the proposed findings with respect to the benefits of the proposed improvements to the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Area, the unavailability of other means to finance the proposed improvements, how the proposed improvements will assist in the elimination of blighting conditions inside the Project Area, and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

#### EQUAL OPPORTUNITY

This project will utilize the City's Subcontracting Outreach Program ("SCOPE"). The purpose of SCOPE is to maximize opportunities for all qualified and available firms and to provide equal opportunity for all subcontractors. The program creates mandatory subcontracting outreach and utilization requirements for contractors. The mandatory subcontracting outreach percentage for this project will be determined by the City of San Diego's Engineering Department.

Bid solicitation identifying subcontracting and vendor opportunities will be advertised in the *San Diego Transcript*, *Asian Journal*, *Enlace*, and *San Diego Voice and Viewpoint*. For additional outreach, the Corporation will use its extensive database of certified contractors, eBidboard, the Daily Transcript Online Plan Room, Blue Hornet, [www.ccdc.com](http://www.ccdc.com), the Green Sheet Contractor News and Views, community/trade and ethnic organizations and the Public Agency Consortium.

FIRST AMENDMENT TO AGREEMENT WITH PDC

DISCUSSION

Additional consultant work was added to the original contract to expand the area of the streetlighting system to include areas originally excluded in the Little Italy Redevelopment District. The additional areas needing new lights were determined by field reviews of the original scope of work and the lighting needs in the Little Italy District. Type-15 intersection lights were added to the original design to result in intersections having four Type-15 lights, one at each corner. The original ornamental Type C standard lights have been revised to ornamental enhanced Type C lights at the request of the Little Italy Association. The enhanced Type C lights are 16' tall with octagonal bases instead of 12' tall with round bases per the standard Type C light. Many of the original lights in Little Italy that are in poor repair and scheduled to be replaced have the same appearance as the new enhanced Type C lights. The Addendum will provide new conduit and service points to the additional lights added to the contract. The amendment work will ensure that all existing high voltage series wiring is removed and replaced with low voltage wiring, per CCDC and City of San Diego policy.

The following provides a summary of the financial status of the Agreement with PDC:

PDC

Original Agreement (February 3, 2004)	\$ 164,928
Paid to Date	\$ (159,893)
Remaining Balance	\$ 5,035
Proposed First Amendment	\$ 41,608
Amount Available Subsequent to this Amendment	<u>\$ 46,643</u>

CONSULTANT FIRM

The consultant firms are owned and comprised of the following principals and primary owners:

ROLE/FIRM	CONTACT	OWNED BY
Project Design Consultants (PDC)	Darab Bouzarjomehris	See Footnote <sup>1</sup> (Privately Owned)

<sup>1</sup> Steve Bliss, Richard Collato, Debbie Collins, Mike Converse, William R. Dick, Scott A. Hurst, Gary Hus, Jim Kilgore, Gordon Lutes, Bruce McIntyre, Richard L. Miller, Paul Nieto, Doreen Spry O'Riley, Douglas C. Paul, Scott Peters, Rex Plummer, Peg Reiter, John Ruggieri, Mike Schatz, Robert Schulze, Greg Shields, James E. Stebbins, Brian Stup, Javad Tanbakuchi, Curt Turner

Firm Name: Project Design Consultants (PDC)		
PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLE	PRIMARY CONTACTS
Gordon Lutes	Principal-in-Charge	X
Darab Bouzarjomehris	Project Manager	X
Justin Bozovich	Project Engineer	X

#### EQUAL OPPORTUNITY

PDC submitted a Work Force Report dated March 27, 2006, which indicates a total of 174 employees in their San Diego office, of which 52 are females and 43 are members of an under-represented ethnic group.

- 2 African American Females
- 17 Latinos
- 7 Latinas
- 5 Asian American Males
- 2 Asian American Females
- 7 Filipinos
- 3 Filipinas

On May 1, 2006, City of San Diego EOC staff approved an EO Plan that describes equal employment policies and practices to remedy any identified under representations.

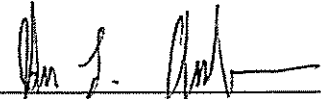
Firm Name: Project Design Consultants (PDC)		
SUBCONSULTING FIRMS	PRINCIPALS	FIRM CERTIFICATION
Lopez Engineering	John Lopez	DBE/WBE

There is no conflict of interest known to me regarding any Agency or Corporation officer or employee regarding this Agreement.

CONCLUSION

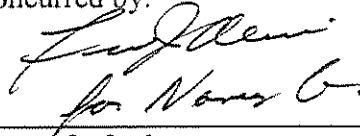
The installation of new steetlights in the Little Italy District will dramatically improve the health, safety, and welfare of the residents, business and property owners, and visitors to the Little Italy neighborhood.

Respectfully submitted,



John L. Anderson,  
Senior Project Manager – Public Works

Concurred by:



Nancy C. Graham  
President

Attachment(s): Findings  
Project Map